

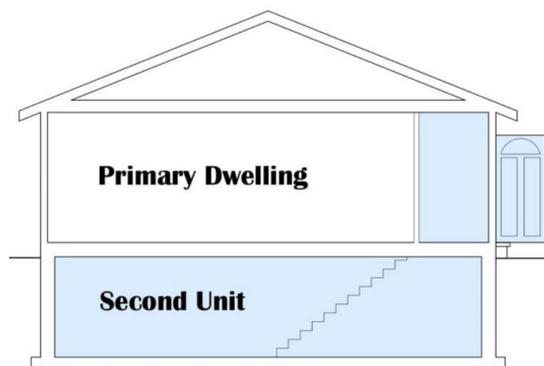
Second Units in Ontario

WHAT ARE SECOND UNITS?

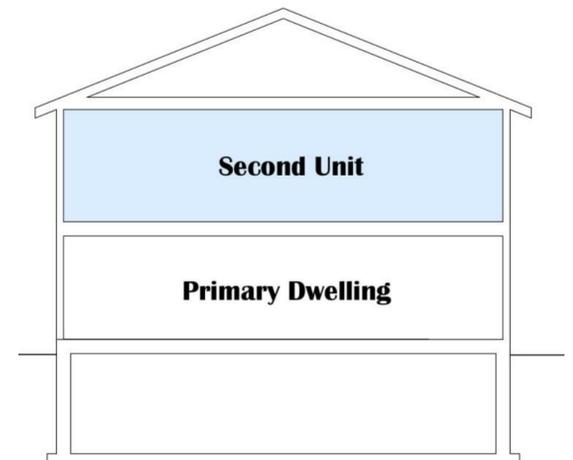
- **Self-contained accessory residential units** with a private kitchen, bathroom facilities and sleeping areas. Basically, a second dwelling unit on the same property as a house.
- Can be built as:
 - An apartment within a house, like a **basement apartment**.
 - Part of an accessory building to the main house, like a **garage suite**.
 - A standalone accessory building to the main house, like a **coach house**.

THE PROVINCE SAYS...

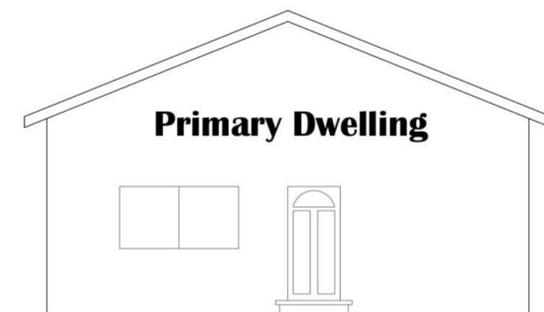
- Municipalities must permit **Second Units** in **single detached houses, semi-detached houses and townhouses**, and also in **accessory buildings** of these houses. *[Planning Act s.16]*
- A lot cannot have a **Second Unit** in both the primary dwelling (i.e. the main house) and an accessory building. *[Planning Act s.16]*
- **No ability to appeal** Official Plan policies and Zoning By-law regulations about **Second Units** to the Local Planning Appeal Tribunal. *[Planning Act s.17 & 34]*
- Permit and facilitate **all forms of residential intensification**, including **Second Units**, and establish development standards that minimize the cost of housing, facilitate compact form, and maintain public health and safety. *[Provincial Policy Statement, 2014]*



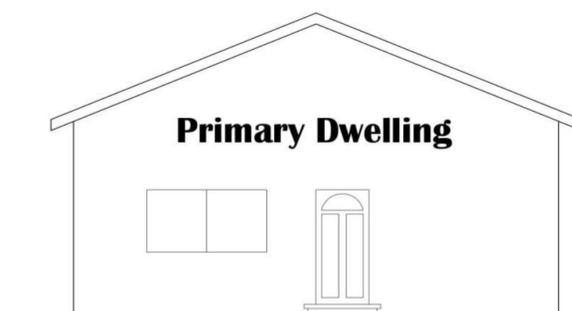
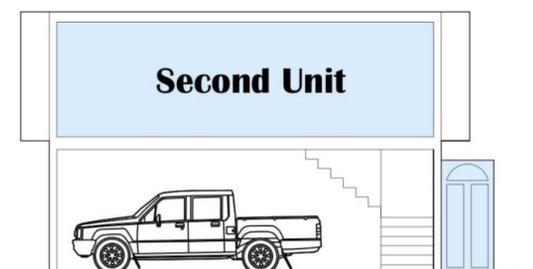
Basement apartment



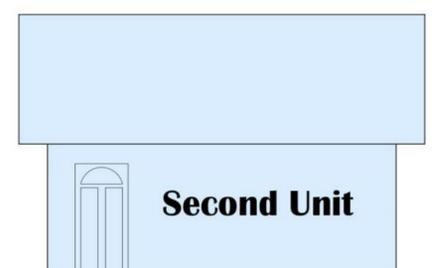
Accessory suite within house



Garage suite (Second Unit in accessory building)



Coach house (standalone Second Unit)



Second Units currently in Sault Ste. Marie

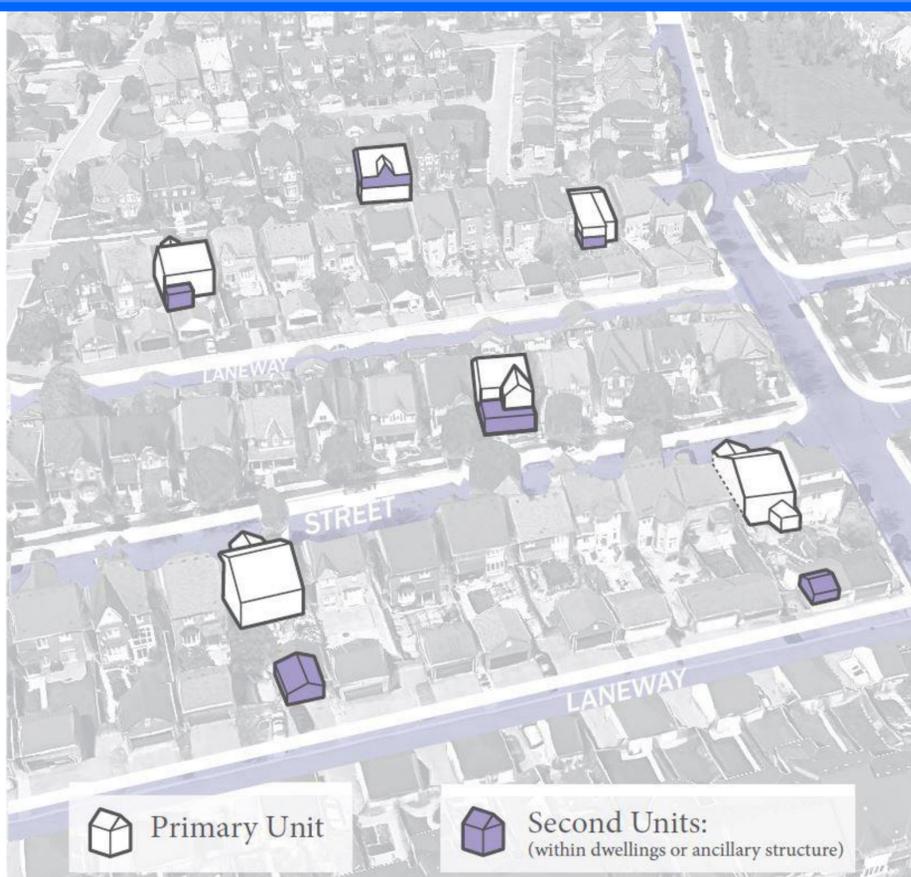
- Since 2012, the City's Planning Division has processed **14 Rezoning Applications** that requested permission to have a **Second Unit** on an existing residential property.
- Most were for a **Second Unit** within a single detached house (i.e. basement apartment; essentially creating a duplex). Two were for a **Second Unit** above a detached garage.
- All but one application were for properties within the City's urban areas, in lands zoned **Single Detached Residential (R2)**.
- The City already permits houses with two dwelling units (duplexes and semi-detached) in many urban areas, such as all lands zoned **Low Density Residential (R3)**.

WHAT ARE SOME CONCERNS?

- Number of required parking spaces.
- Stacked parking & parking in front yards.
- Need to uphold property standards.
- Traffic impacts.
- Changes to streetscape.
- Space between adjacent properties.
- Changes to neighbourhood character.

WHAT ARE SOME BENEFITS?

- Allow homeowners to earn income to help with homeownership costs.
- Provide spaces for homeowners' parents, elders and caregivers to "age in place" and live close together.
- Increase local rental housing stock.
- Use existing infrastructure more efficiently.
- Provide more housing options in both new and old neighbourhoods.

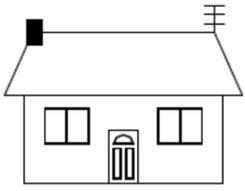
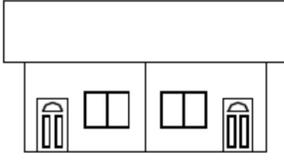
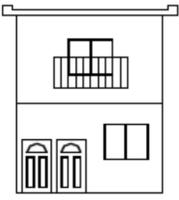
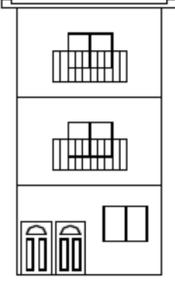
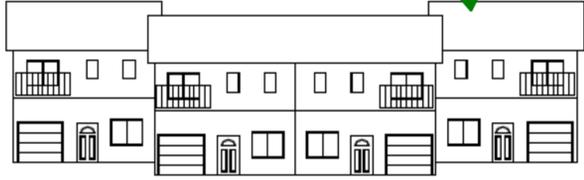
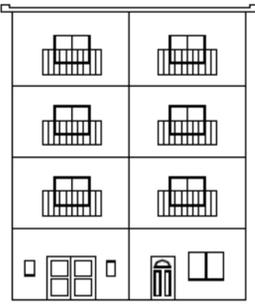


A neighbourhood with Second Units.
Source: Ontario Ministry of
Municipal Affairs and Housing

WITH THE PROPOSED POLICIES:
Homeowners can apply directly for a **BUILDING PERMIT** to construct a **Second Unit**, without needing a Rezoning approval from City Council.

Proposed policies for Second Units: As required by the Province

- **Primary dwelling types:** The main home on the lot is a single detached house, semi-detached house or townhouse (“multiple attached” house).
- **Second unit types:** The **Second Unit** can be within the primary dwelling, part of an accessory building or be a standalone accessory building.
- **Maximum number:** 1 **Second Unit** per lot.

WHERE CAN SECOND UNITS BE BUILT?	
Dwelling types in Sault Ste. Marie Zoning Bylaw:	
<p>Single Detached Unit ✓</p> 	<p>Semi-Detached ✓</p> 
<p>Duplex ✗</p> 	<p>Triplex ✗</p> 
<p>Multiple Attached ✓</p> 	<p>Apartment Building ✗</p> 

Proposed policies for Second Units: Specific to Sault Ste. Marie

- **Not permitted in Commercial zones.**
- **Environmental site restrictions:**
Same as with any residential use (e.g. flood hazards, wetlands, significant slopes, etc.).
- **Number of parking spaces:**
One additional space is required, above what's already required for the existing house.
- **Types of parking spaces:**
Permitted - "Stacked" parking (one car behind the other).
Not permitted - Parking in a required front yard.
- **Exterior and façade:**
Alterations to the existing house's walls should be minimal, especially along the front wall.
- **Water, sewer and construction requirements:**
Must meet all applicable standards from PUC, Algoma Public Health, and the Ontario Building Code, Fire Code and Electrical Code.

IF THE SECOND UNIT IS ON A LOT IN THE DOWNTOWN...

- **No additional parking space** is required.



IF THE SECOND UNIT IS ON A RURAL LOT...

- The lot cannot be located within the **Rural Aggregate Extraction (REX)** or **Rural Precambrian Uplands (RP)** zones. This is to protect the mineral aggregate resources and sensitive natural environment in these areas.
- Even though the Zoning By-law currently says that **existing rural lots without the required frontage or lot area** can be built upon, this exemption does not apply to building a **Second Unit**.



Proposed policies for Second Units: Specific to Sault Ste. Marie - Building Regulations

TYPE OF SECOND UNIT	Maximum Second Unit Size (Gross Floor Area)	Maximum Building Height	Required Setback Distances	Required Lot Frontage & Area, and Maximum Lot Coverage
Within Main Building	Not larger than existing dwelling unit.	Same as for <u>main</u> building.	Same as for <u>main</u> building - specific distances dependent on zoning.	Same as for <u>main</u> building - specific requirements dependent on zoning.
As part of an Accessory Building	Not larger than existing dwelling unit, to a maximum of: <ul style="list-style-type: none"> 90m² (969ft²) in the R1 - Estate Residential and RA - Rural Area zones, 	6.0m	Same as for <u>accessory</u> buildings - specific distances dependent on zoning.	Second Units are not permitted on existing lots that do not have the required lot frontage & area.
As a standalone Accessory Building	<ul style="list-style-type: none"> and 75m² (807ft²) in all other zones. 	1 storey	Same as for <u>accessory</u> buildings - specific distances dependent on zoning.	

So... A homeowner wants to build a Second Unit.

WHAT HAS TO HAPPEN?

	1. The property has a single detached house, semi-detached house or townhouse (multiple attached) .
	2. There will only be one Second Unit on this lot.
	3. The property is not located in a Commercial zone, or in the Rural Aggregate Extraction (REX) or Rural Precambrian Uplands (RP) zones.
	4. The building site either does not have any environmental site restrictions or the risks can be mitigated (e.g. flood hazards, wetlands, significant slopes, etc.).
	5. All regulations for the property's lot area, lot coverage, frontage, building height, and setbacks are met.
	6. The Second Unit's Gross Floor Area is not larger than that of the existing home.
	7. <u>For Second Units in accessory buildings</u> : Gross Floor Area is <u>also</u> not larger than 75m² (807ft²) , OR 90m² (969ft²) if in Estate Residential (R1) or Rural Area (RA) zones.
	8. One additional parking space can be accommodated on the property (<u>not required if in Downtown</u>). Stacked parking OK, but not parking in the front yard.
	9. Any changes to the exterior of the primary building should be consistent with the character of the neighbourhood.
	10. Confirmation from PUC and Algoma Public Health that water and sewer systems or proposed well and septic systems are sufficient and meet standards.
	11. Confirmation that the Second Unit will meet all applicable Ontario Building Code, Fire Code and Electrical Code requirements.

**If all OK, eligible to apply for a BUILDING PERMIT
for a Second Unit on this property.**